

HARRISBURG PLANNING COMMISSION

REGULAR MEETING

April 1, 2015 (WEDNESDAY)

REV. DR. MARTIN LUTHER KING, JR.

CITY GOVERNMENT CENTER

PUBLIC SAFETY AUDITORIUM, ROOM 213

AGENDA

CALL TO ORDER: 6:30 PM

MINUTES: March 4th, 2015 meeting

OLD BUSINESS

NEW BUSINESS

- 1 Preliminary/Final Land Development Plan for 11 North 3rd Street, zoned Downtown Center (DC), filed by Strawberry Square Associates, to convert 21,000 square feet of offices into residential apartment units as well as renovate 6,000 square feet of loft space for a total of 22 one-bedroom units. This conversion will be located on the second and third floors of the southwest corner of the Strawberry Square complex. Per Section 7-305.7 of the Zoning Code, multifamily dwellings are permitted by-right in the Downtown Center zone.
- 2 Variance for 2311 North Front Street, zoned Riverfront (RF), filed by Charles Kevin Jennings, to establish a convenience store within the River Plaza Apartments building in the Riverfront zone (RF). The store would only serve employees of the building, the residents, and their guests. Per Section 7-305.7 of the Zoning Code, convenience stores are not permitted in the RF zone.
- 3 Variance for 614 North 2nd Street, zoned Commercial Neighborhood (CN), filed by Kristin Messner-Baker, to establish a Nano-brewery in the basement of her business within the Commercial Neighborhood (CN) zone. It is projected that the Nano-brewery would produce approximately 1,000 gallons of beer each year. Per Section 7-305.7 of the Zoning Code, breweries are not permitted in the CN zone.
- 4 Variance and Special Exception for 201 North Front Street, zoned Riverfront (RF), filed by Mike Kosick, to exceed the 45 foot maximum height limit established for the Riverfront (RF) zone per Section 7-307.3 of the Zoning Code. The Applicant is proposing a twelve-story addition to abut their 211 North Front Street office. The Applicant is also requesting a Special Exception for a waiver of all off-street parking requirements. Per Section 7-327.6, one off-street parking space is required for every 500 square feet of gross floor area.

OTHER BUSINESS

- 1 Update on the Comprehensive Plan process.

ADJOURNMENT